

Adopted at Meeting of 11/6/75

BOARD OF APPEAL REFERRALS

November 6, 1975

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380 Harrison Avenue, Boston
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Beacon Parking (lessee)
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10. Z-3463 Vernard and Lillian Granderson
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11. Z-3464 Saverio and Fortunato Ferrara
1086 Hyde Park Avenue, Hyde Park
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Robert J. Perriello
175 Federal Street, Boston

MEMORANDUM

November 6, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 11/18/75 Petition No. Z-3435
 Estate of John F. O'Neill
 Rita Clifford, Administratrix
 720 Gallivan Boulevard, Dorchester
 at Sylvester Road

Gas service station (to be demolished) - local business (L-.5) district.

Purpose: to erect self-service gas service station.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 8-7. In an L-.5 district a gas service station is conditional.		
Section 18-1. Front yard is insufficient.	15 ft.	5 ft.
Section 20-1. Rear yard is insufficient.	20 ft.	12 ft.

Proposed facility would improve the area. Yard violations are technical and would not have an adverse impact. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3435, brought by the Estate of John F. O'Neill, Rita Clifford, Administratrix, 720 Gallivan Boulevard, Dorchester, for a conditional use and two variances to erect a gas service station in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided the proposed facility conforms with Board of Appeal guidelines for gas service stations.

[illegible]

Board of Appeal Referrals 11/6/75

Hearing: 11/18/75

Petition No. Z-3448
 Quinzani Brothers, Inc.
 380 Harrison Avenue, Boston
 at East Berkeley Street

One-story masonry structure - manufacturing (M-2) district.

Purpose: to erect one-story addition to bakery.

Violation:

Required Proposed

Section 20-1. Rear yard is insufficient

12 ft. 0

Proposal, which would provide additional bakery facilities, is compatible with surrounding industrial-commercial area. Recommend approval.

VOTED: In reference to Petition No. Z-3448, brought by Quinzani Brothers, Inc., 380 Harrison Avenue, Boston, for a variance to erect a one-story addition to a bakery in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. Yard deficiency would not have a significant effect on this industrial-commercial area.



Z-3448
380 HARRISON AVE.
(B.P.)

Board of Appeal Referrals 11/6/75

Hearing: 11/25/75

Petition No. Z-3451
Boston Redevelopment Authority
Beacon Parking (lessee)
87 Atlantic Avenue, Boston
at Commercial Wharf South

Parking lot - apartment urban renewal area (H-5-U) subdistrict.

Purpose: to extend and relocate existing public parking lot
charging a fee.

Violations:

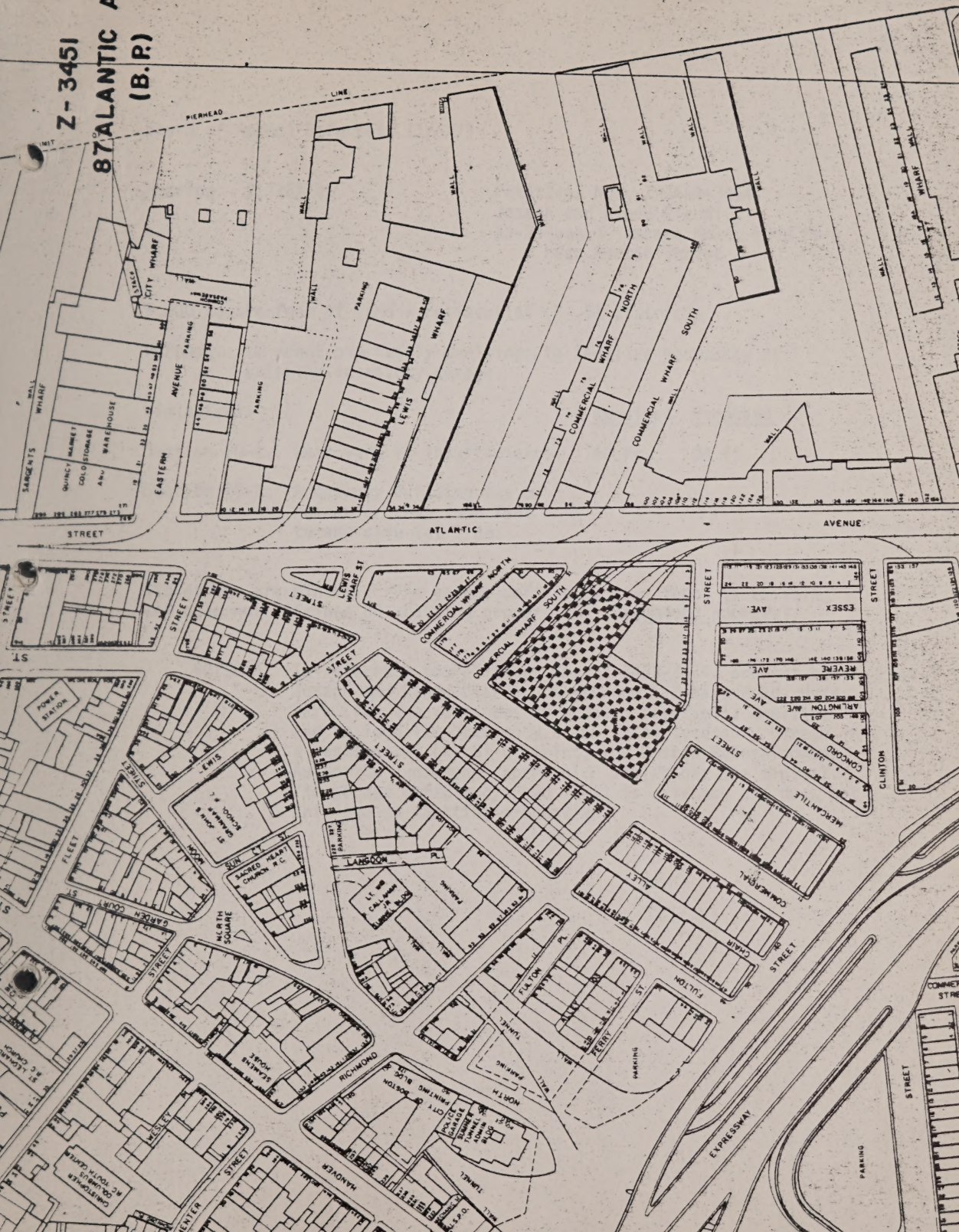
Section 8-7. Parking lot is forbidden in an H-5-U district.

Section 9-1. Extension of a nonconforming use requires Board of
Appeal approval.

Lot has existed for several years. Staff recommends plan be modified as follows: no parking be allowed within new Atlantic Avenue; lot be extended to and abut Commercial Street; access be provided from Commercial or Richmond Street and not from Atlantic Avenue. Recommend approval with above provisos.

VOTED: In reference to Petition No. Z-3451, brought by the Boston Redevelopment Authority, 87 Atlantic Avenue, in the Waterfront Urban Renewal Area, for a forbidden use and an extension of a nonconforming use to extend and relocate existing public parking lot charging a fee in an apartment urban renewal area (H-5-U) subdistrict, the Boston Redevelopment Authority recommends approval with the following provisos: no parking be allowed within new Atlantic Avenue; lot be extended to and abut Commercial Street; no access be allowed from Atlantic Avenue; access be provided from Commercial or Richmond Street.

Z-3451
87° ATLANTIC
(B.P.)



Board of Appeal Referrals 11/6/75

Hearing: 11/18/75

Petitions Nos. Z-3453-3454
Joseph and Linda Ciardi
33-33(rear) Imbaro Road, Hyde Park
near Norton Street

5,000 square feet of land - residential (R-.5) district.

Purpose: to erect one-family dwelling; to legalize occupancy of existing accessory garage.

Violations:

Required Proposed

Section 20-1. Rear yard is insufficient. 40 ft. 34 ft.

Section 20-2. Accessory building may be
no nearer than four feet
to any side lot line.

Violations are minimal. The garage deficiency (two feet) is existing and does not infringe on abutting properties. Recommend approval.

VOTED: In reference to Petitions Nos. Z-3453-3454, brought by Joseph and Linda Ciardi, 33-33(rear) Imbaro Road, Hyde Park, for two variances to erect a one-family dwelling and to legalize occupancy of existing accessory garage in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Violations are minimal. The garage deficiency (two feet) is existing and does not infringe on abutting properties.

Z-3453-54
33-33R IMBARO RD.
(H.P.)



Board of Appeal Referrals 11/6/75

Hearing: 11/25/75

Petition No. Z-3455
Unity Bank and Trust Company
428 Warren Street, Roxbury
at Quincy Street

10,408 square feet of land - local business (L-1) district.

Purpose: to use premises for ancillary parking without fee for bank customers and employees.

Violations:

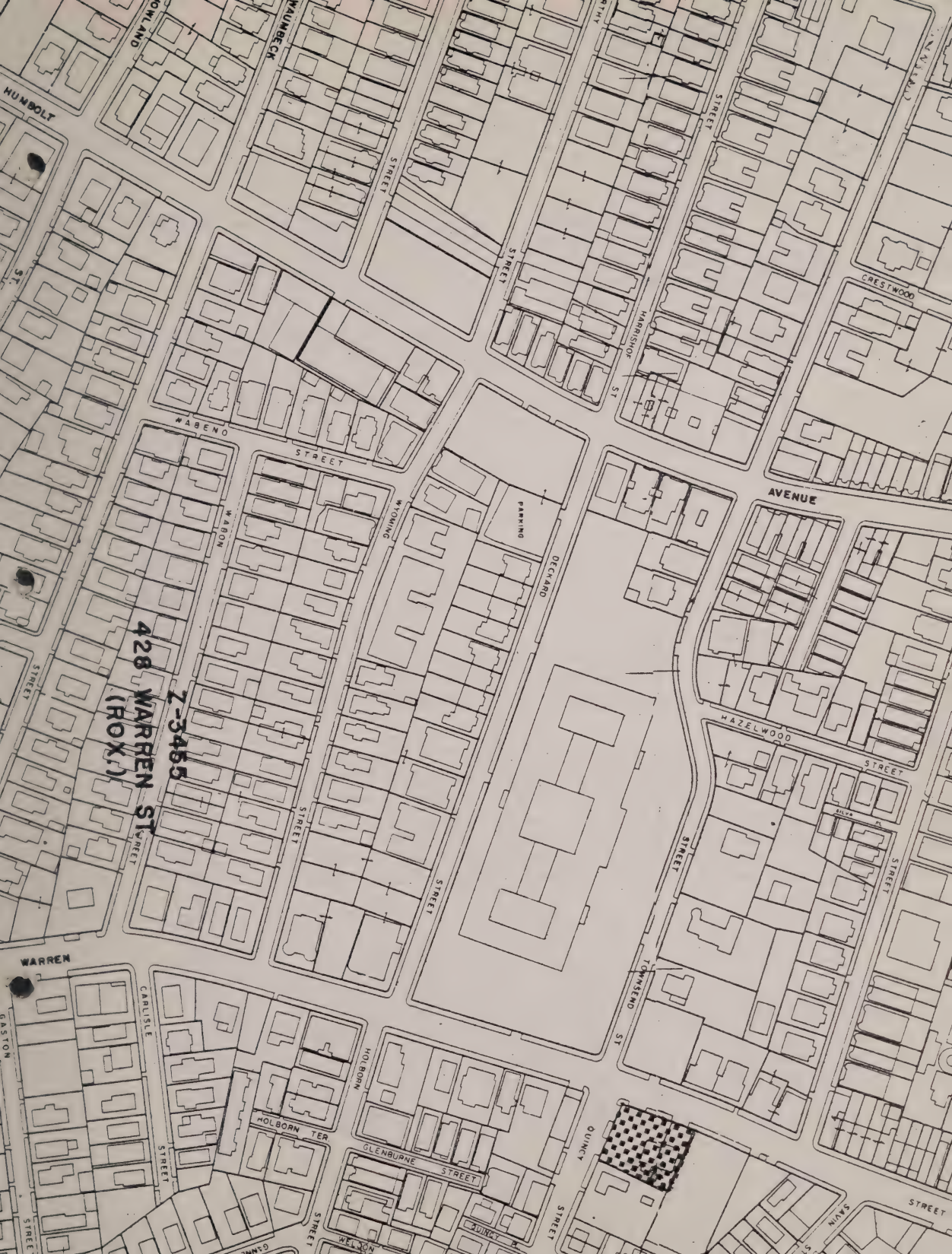
Section 8-7. Ancillary use of premises for parking without fee on an adjacent lot is conditional in an L-1 district.

Section 18-1. No structure more than five feet above grade shall be erected within the required front yard.

Section 18-3. Corner traffic visibility is insufficient.

Site was formerly occupied by a gas service station. Proposed facility would provide much needed off-street parking and relieve street congestion. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3455, brought by Unity Bank and Trust Company, 428 Warren Street, Roxbury, for a conditional use and two variances to use premises for ancillary parking without fee in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the condition that the light pole at the intersection of Warren and Quincy Streets be relocated 30 feet to the right along Quincy Street to reduce corner traffic visibility violation. Proposal would provide much needed parking and relieve street congestion.



428 WARREN ST
(R.O.X.)
2-3455

Board of Appeal Referrals 11/6/75

Hearing: 11/25/75

Petition No. Z-3456

Robert C. Scaro

76 Dorchester Street, South Boston
near East Broadway

2½-story frame dwelling - one-story commercial structure (barber shop) -
local business (L-1) district.

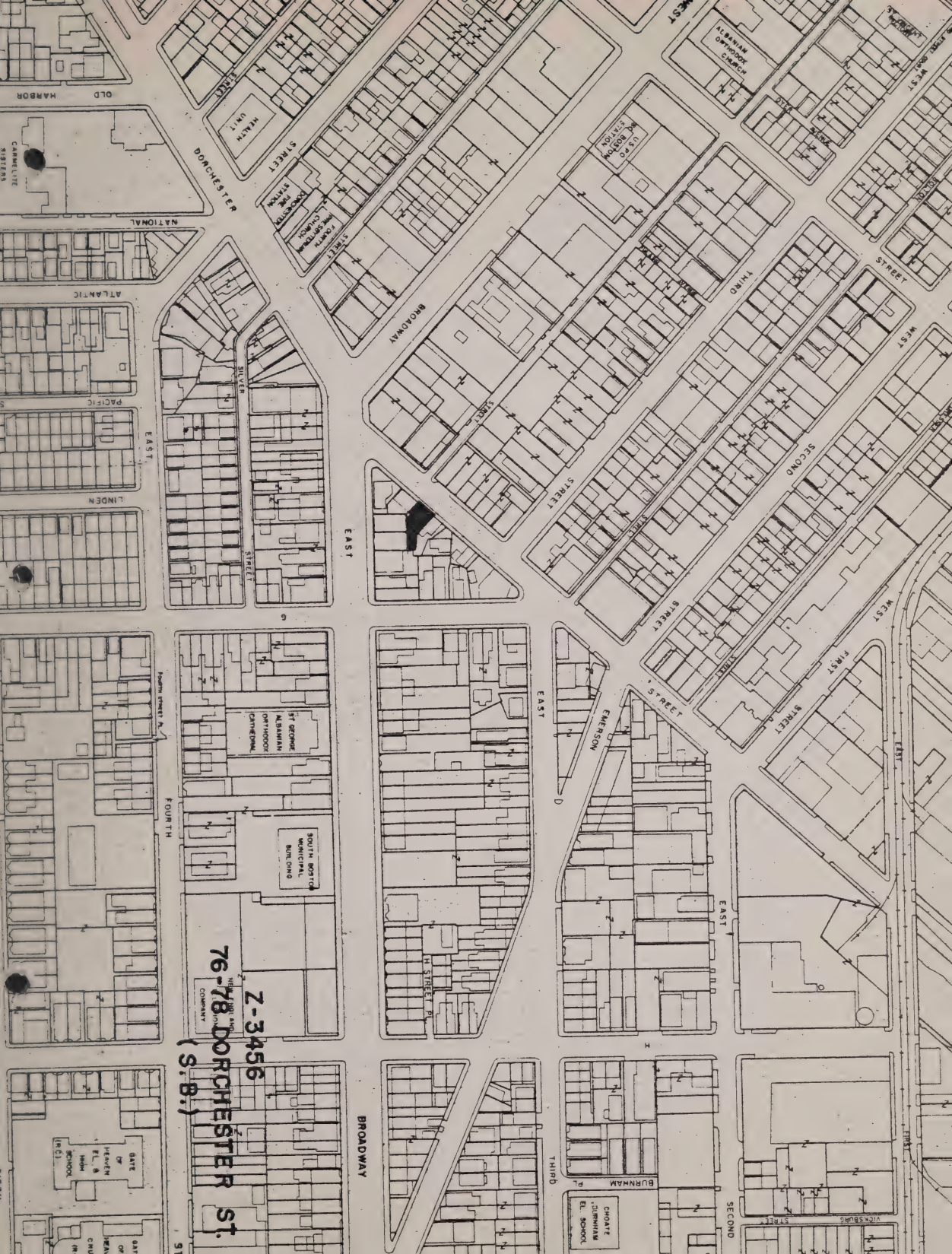
Purpose: to subdivide; to legalize occupancy - one-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 14-1. Lot area is insufficient.	5,000 sf.	1,200 sf.
Section 14-3. Lot width is insufficient.	50 ft.	23 ft.
Section 14-4. Street frontage is insufficient.	50 ft.	23 ft.
Section 15-1. Floor area is excessive.	1.0	1.1

Proposal would allow petitioner to sell the residential structure.
Violations are technical and will not significantly affect the
commercial-residential neighborhood. Recommend approval.

VOTED: In reference to Petition No. Z-3456, brought by Robert C. Scaro, 76 Dorchester Street, South Boston, for four variances to subdivide and legalize occupancy of existing building as one-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Violations are technical and will not significantly affect the commercial-residential neighborhood.



76-78 DORCHESTER ST.
(S.B.)
Z-3456

Board of Appeal Referrals 11/6/75

Hearing: 11/25/75

Petition No. Z-3458
Restoration Realty, Inc.
Daniel A. Rossano, Director
124 London Street, East Boston
near Meridian Street

Four-story masonry structure - general business (B-1) district.

Purpose: to legalize existing five-apartment occupancy.

Violation:	<u>Required</u>	<u>Proposed</u>
Section 17-1. Open space is insufficient.	400 sf	115 sf

Occupancy has existed for several years in this commercial-residential neighborhood. Open space deficiency has no apparent effect on abutting residential properties. Recommend approval.

VOTED: In reference to Petition No. Z-3458, brought by Restoration Realty, Inc., 124 London Street, East Boston, for a variance to legalize existing five-apartment occupancy in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Open space deficiency has no apparent effect on abutting residential properties.

124 LONDON ST.
(E.B.)

Z-3458

Board of Appeal Referrals 11/6/75

Hearing: 11/18/75

Petitions Nos. Z-3460-3461
Jacqueline Vilimas and
M. Lillian Brady
Oceanside Realty Trust
Joseph Vilimas, Trustee
819 East Sixth Street and
804 East Seventh Street, South Boston

Two-story masonry structure - residential (R-.8) district.

Purpose: to erect two-story addition to nursing home.

Violations:

Required Proposed

Section 8-7. A nursing home is forbidden in an R-.8 district.

Section 9-1. Extension of a nonconforming use requires Board of Appeal approval.

Section 10-1. Parking not allowed in required front yard.

Section 14-2. Lot area is insufficient. 109,500 sf. 17,500 sf.

Section 15-1. Floor area ratio is excessive. 0.8 1.6

Section 19-1. Side yard is insufficient. 10 ft. 0

Section 23-3. Off-street parking is insufficient. 7 spaces 4 spaces

Facility presently accommodates 104 patients. Proposed extension would provide for an additional 36 patients. Submitted plan is inadequate. Recreation open space is not suitable to serve the needs of the patients. Total parking for the facility is insufficient and inadequately planned. Open dumpster on the site is unsightly. Improved planning and design could allow some expansion. Recommend denial.

VOTED: In reference to Petitions Nos. Z-3460-3461, brought by Jacqueline Vilimas, M. Lillian Brady, and Oceanside Realty Trust, 819 East Sixth Street and 804 East Seventh Street, South Boston, to erect a two-story addition to a nursing home in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Submitted plan is inadequate. Recreation open space is not suitable to serve the needs of the patients. Total parking for the facility is insufficient and inadequately planned. Open dumpster on the site is unsightly. Improved planning and design could allow some expansion.



Z-3460-61
819 EAST SIXTH ST.
804 EAST SEVENTH ST.
(S.B.)

Board of Appeal Referrals 10/23/75 - tabled
11/6/75 - resubmitted

Hearing: 11/4/75 Petition No. Z-3462
Ready Realty Trust
24-26 P Street, South Boston
at East Second Street

1,813 square feet of land; local business (L-.5) district.

Purpose: use of premises for ancillary parking without fee.

Violation:

Section 8-7. Ancillary use of premises for parking without fee is conditional in an L-.5 district.

Petitioner proposes to park six cars ancillary to his adjacent lantern manufacturing company. In 1972, the Authority concurred with the Board of Appeal in denial of a similar petition. Adequate access, maneuvering, and screening cannot be provided on this small lot. Cars would be parked facing abutting residence. Ample space exists within the manufacturing complex. Recommend denial.

VOTED: In reference to Petition No. Z-3462, brought by Ready Realty Trust, 24-26 P Street, South Boston, for a conditional use to use premises for ancillary parking without fee in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Adequate access, maneuvering, and screening cannot be provided on this small lot. Cars would be parked facing abutting residences. Ample space exists within the manufacturing complex.

Z-3462
24-26 P STREET
(S.B.)

PLAYGROUND

ACADIA STREET

STREET

SECON

SECOND

STREET

STREET

BROADWAY

STREET

STREET

EAST

EAST

NAZARETH
GRADE SCHOOL (GRAM.)

CONVENT

ST BRIGGS
CHURCH
HIGH SCHOOL

FOURTH

ST. ANTHONY
THE HOLY CROSS

FIFTH

EAST

STREET

STREET

PARKING AREA

ARRAGUT

MARINE

Hearing: 11/25/75

Petition No. Z-3463
 Vernard and Lillian Granderson
 69 Robeson Street, Jamaica Plain
 at Sigourney Street

2½-story nursing home (would be demolished) - single-family (S-.5) district.

Purpose: to erect three-story nursing home.

Violation: Required Proposed

Section 8-7. In an S-.5 district, a nursing home is forbidden.

Section 10-1. Parking not allowed in required front yard nor within five feet of a side lot line.

Section 14-2. Lot area is insufficient. 178,000 sf 30,211 sf

Section 15-1. Floor area ratio is excessive. .5 .9

Section 16-1. Height of building is excessive. 2½ stories 3 stories

Section 19-6. Side yard is insufficient. 30 ft. 11 ft.

Section 20-1. Rear yard is insufficient. 50 ft. 10 ft.

Section 23-3. Off-street parking is insufficient. 44 spaces 33 spaces

Existing structure can accommodate 34 persons. Proposed 99-bed facility is excessive and totally contrary to the existing neighborhood character. Parking would be inadequate and poorly located; the increase in patient capacity would create additional traffic volume and congestion. Neighborhood opposition has been expressed. Community group has been formed to oppose granting of Certificate of Need. Recommend denial.

VOTED: In reference to Petition No. Z-3463, brought by Vernard and Lillian Granderson, 69 Robeson Street, Jamaica Plain, for a forbidden use and seven variances to erect a three-story nursing home in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Existing structure can accommodate 34 persons. Proposed facility is excessive and totally contrary to the existing neighborhood character. Parking would be inadequate and poorly located; the increase in patient capacity would create additional traffic volume and congestion. Neighborhood opposition has been expressed. Community group has been formed to oppose granting of Certificate of Need.



2-3468
69 ROBESON ST.
(J.R.)

Board of Appeal Referrals 11/6/75

Hearing: 11/25/75

Petition No. Z-3464
Saverio and Fortunato Ferrara
1086 Hyde Park Avenue, Hyde Park
near West Street

Two-story frame structure - residential (R-.5) district.

Purpose: to change occupancy from two-family dwelling to two-family dwelling and store; to erect one-story addition.

Violations: Required Proposed

Section 8-7. A retail store is forbidden in an R-.5 district.

Section 18-1. Front yard is insufficient. 25 ft. 0

Addition would be erected to the front of the building and utilized for the sale of fruit and produce. This construction would seriously impair the appearance of the residence, eliminate a 23-foot front yard, and have a negative impact on the residential abutters. Proposal is unreasonable and would further aggravate commercial intrusion into the neighborhood. Recommend denial.

VOTED: In reference to Petition No. Z-3464, brought by Saverio and Fortunato Ferrara, 1086 Hyde Park Avenue, Hyde Park, for a forbidden use and a variance for a change of occupancy from a two-family dwelling to a two-family dwelling and retail store in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The addition would seriously impair the appearance of the residence, eliminate a 23-foot front yard, and have a negative impact on the residential abutters. Proposal is unreasonable and would further aggravate commercial intrusion into the neighborhood.



2-3464

1086 HYDE PARK AVE.
(H.P.)

Board of Appeal Referrals 11/6/75

Hearing: 11/25/75

Petition No. Z-3473
175 Federal Street Associates
Robert J. Perriello
175 Federal Street, Boston
at Summer, High, and
Purchase Streets

19,087 square feet of land - general business urban renewal area (B-10-U) subdistrict.

Purpose: to erect two free-standing illuminated signs.

Violation:

Section 11-1. Number of signs is excessive; area of each sign is excessive.

Signs would contain leasing information, building credits, and a rendering of the proposed 16-story office and commercial structure. They would be removed upon completion of the tower. Recommend approval.

VOTED: In reference to Petition No. Z-3473, brought by 175 Federal Street Associates, 175 Federal Street, in the South Station Urban Renewal Area, for a conditional use to erect two free-standing signs in a general business urban renewal area (B-10-U) subdistrict, the Boston Redevelopment Authority recommends approval. Temporary signs would not have a significant impact on the area.



Z-3473
175 FEDERAL ST
(B.P.)

